

EXHIBIT M



**EL DORADO COUNTY PLANNING SERVICES
2850 FAIRLANE COURT
PLACERVILLE, CA 95667
ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Z07-0019, PD07-0014, TM06-1417 – Panorama View Estates

Lead Agency Name and Address: El Dorado County, 2850 Fairlane Court, Placerville, CA 95667

Contact Person: Roman Anissi, Senior Planner

Phone Number: (530) 621-5355

Project Owner’s Name and Address: Panorama View LLC, 2064 Tarbolton Circle, Folsom, CA 95630

Project Applicant’s Name and Address: Suzanne Sparacio, 2064 Tarbolton Circle, Folsom, CA 95630

Project Location: The property is located on the east side of Panorama Drive south of the intersection with Blanchard Drive in the El Dorado/Diamond Springs Community Region.

Assessors Parcel No(s): 329-162-69

Parcel Size: 3.62-acres

Zoning: One-Family Residential (R1)

Section: 26 **T:** 10 **R:** 10E

General Plan Designation: High Density Residential (HDR)

Description of Project: Request for a rezone from One-Family Residential (R1) to One-Family Residential-Planned Development (R1-PD), Planned Development and Tentative Map to create and construct 18 single-family detached homes on lots ranging in size between 2,470 square feet to 3,611 square feet, to create a 43,500 square foot open space parcel, and to create and construct a 3,812 square foot tot lot. Each home proposes 2-story construction with habitable and garage floor areas as follows: Lots 1 thru 7 will provide 1,383 square feet of living area with a 210 square foot garage, Lots 8 and 9 will provide 1,720 square feet of living area with a 210 square foot garage, Lots 10 thru 18 will provide 1,403 square feet of living area with a 208 square foot garage. With exception to the rear yard property line on Lots 10 thru 17 where a 6-foot sound barrier wall will be installed and on the eastern property line of Lots 9 and 18 where a 6-foot tall open black aluminum view fence will be installed, all other backyard fencing of residential private lots shall be constructed from wood. Front yards of residential lots, project site entry and the tot lot would be landscaped and irrigated. Four-foot wide sidewalks and on-street parking spaces will be available on the on-site road easement. Deviations with the PD requests to reduce minimum lot size from the required 6,000 square feet to allow lots ranging between 2,470 and 3,611 square feet, to reduce the lot width from the required 60 feet to 32 feet, to allow a one-car garage where two spaces not in tandem are required, to allow lot coverage between 30 and 44 percent where a maximum 35 percent is allowed, and to allow a three foot tall retaining wall on a common area open space lot near the entrance of the subdivision. One of the 18 units will be designated as a moderate income unit for a period of 20 years to be sold to qualifying moderate income households.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
North:	CP	C	‘Highway Bible’ Church
East:	R1/R1-PD	HDR	Single-Family Homes-6,000-18,000 sq’ lots, 3/4-1 ac. open space
South:	R1	HDR	Single-Family Residences (+/-) 1 acre lots
West:	MP	MFR	Mobile Home Park

Briefly Describe the environmental setting: The property is a vacant lot that gently slopes from a high point of 1750 feet in elevation along the south property line to lower points that average between 1705 and 1715 feet in elevation along the northern property line adjacent Blanchard Road. The majority of the site has slopes in the 0-10 and 11-20 percent categories, with a man-made cutback adjacent Blanchard Road that is at a 40 percent slope and greater. With exception to a limited number of off-road dirt vehicle tracks, most of the property is in its natural state and comprises of 65 percent oak woodland tree canopy. Most of the tree canopy occurs on the eastern portion of the property. Vegetation on the property includes annual grasslands, montane hardwood forest, and ruderal/disturbed areas. No wetlands or streams exist on the property.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): El Dorado County: Department of Transportation, Building Services, Diamond Springs-El Dorado Fire Protection District, Environmental Management, and Air Quality Management District. Resource Conservation District and El Dorado Irrigation District.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. The environmental factors checked below contain mitigation measures, which reduce any potential impacts to a less than significant level.

	Aesthetics		Agriculture Resources		Air Quality
✓	Biological Resources		Cultural Resources		Geology/Soils
	Hazards & Hazardous Materials		Hydrology/Water Quality		Land Use/Planning
	Mineral Resources	✓	Noise		Population/Housing
	Public Services		Recreation	✓	Transportation/Traffic
	Utilities/Service Systems		Mandatory Findings of Significance		

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by mitigation measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION**, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____ Date: September 3, 2007

Printed Name: Roman Anissi, Senior Planner For: El Dorado County

Signature: _____ Date: September 3, 2007

Printed Name: Larry Appel, Deputy Director For: El Dorado County

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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ENVIRONMENTAL IMPACTS

I. AESTHETICS. <i>Would the project:</i>			
a. Have a substantial adverse effect on a scenic vista?			✓
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓
c. Substantially degrade the existing visual character or quality of the site and its surroundings?		✓	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓	

Discussion:

A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista.

- a) No identified public scenic vistas or designated scenic highways will be affected by this project.
- b) The project is not located along a defined State Scenic Highway. There will be no impacts to scenic resources in this category, including but not limited to trees, rock outcroppings, and historic resources based on the location of the project. This project establishes landform grading, clustering of development, and construction of homes to step and fit to a great degree with the existing topography of the property.
- c) The proposed project will not substantially degrade the visual character or quality of the site and its surroundings. This project incorporates sensitive landform grading concepts in order to balance this development with the natural qualities of the site and surrounding area. The project protects to the greatest degree practical, sensitive site resources, including but not limited oak woodland tree canopy, and replaces such oak canopy with oak acorns and saplings, as discussed in the Biological Resources section IV. The project also provides 30 percent of the total area as common area open space. No rock outcroppings were observed on the property. There will be a less than significant impact in this category.
- d) With exception to potential patio and garage entrance lighting, common area lighting is not proposed for this project. All patio and garage entrance lighting must meet the County lighting ordinance and must be shielded to avoid potential glare affecting day or nighttime views for those that live or travel through the area. Impacts from outdoor lighting will be less than significant with this project.

FINDING: The project proposes sensitive and landform grading techniques in order to contribute to and enhance the character of the neighborhood. This project will have a less than significant impact within the ‘Aesthetics’ category.

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II. AGRICULTURE RESOURCES. <i>Would the project:</i>			
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			✓
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			✓

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
 - The amount of agricultural land in the County is substantially reduced; or
 - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a) There is no conversion of choice agricultural to nonagricultural lands and there is no impairment of agricultural productivity of agricultural lands.
- b) This project does not propose to reduce the availability of agricultural lands. There is no conflict with existing zone designations protecting agricultural uses. This property and project is not under and does not conflict with a Williamson Act Contract.
- c) No existing agricultural lands will be affected by this project. There will be no conversion of Farmland to non-agricultural uses as a result of this project.

FINDING: This project will have no impacts on agricultural lands and will not impact properties subject to a Williamson Act Contract. The surrounding area is largely developed and the project is within an area that transitions from lower intensity single-family residential development on the south to more intense residential land uses on this property and the commercial uses located to the north adjacent Mother Lode Drive. This site is well suited for a planned development concept that clusters development. This project proposes no impacts within the ‘Agriculture’ category.

III. AIR QUALITY. <i>Would the project:</i>			
a. Conflict with or obstruct implementation of the applicable air quality plan?		✓	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓	

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III. AIR QUALITY. <i>Would the project:</i>			
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓
d. Expose sensitive receptors to substantial pollutant concentrations?			✓
e. Create objectionable odors affecting a substantial number of people?			✓

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and NO_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
 - Emissions of PM₁₀, CO, SO₂ and NO_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a) El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). Any activities associated to the grading and construction of this project will pose a less than significant impact on air quality because the El Dorado County Air Quality Management District (AQMD) will require the project implement a Fugitive Dust Mitigation (FDM) plan during grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions below a level of significance.
- b/c) The El Dorado County Air Quality Management District (AQMD) reviewed the Air Quality Assessment prepared by Jones & Stokes on May 2, 2006 for this project and determined that by implementing standard conditions for approval, the project will have a less than significant impact on air quality. The permit conditions require that a Fugitive Dust Mitigation (FDM) plan be implemented as standard project conditions. The plan will be reviewed and approved by the El Dorado County Air Quality Management District (AQMD) prior to the approval of grading or construction permits to ensure that potential effects in this category will be minimized. AS such, the impacts within this category will remain below a level of significance.
- d) The El Dorado County Air Quality Management District (AQMD) reviewed the project and did not identify this site as being within the asbestos review area. The district also considered and excluded this site from being in an area of special concern. In their review, the district identified no sensitive receptors in the area. By implementing a Fugitive

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Dust Mitigation (FDM) plan into the project during grading and construction activities, any impacts associate to this category will remain below a level of significance with this project.

- e) Table 3.1 of the El Dorado County Quality Management District’s (AQMD’s) CEQA guide does not classify residential development as an odor generating use. The proposed single-family planned development will not generate or be subject to impacts associated with odor.

FINDING: Standard conditions of approval, as required by the El Dorado County Air Quality Management District (ACMD), are included as part of the project permit in order to maintain the impacts within the ‘Air Quality’ category to a level that is less than significant for this project.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>			
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		✓	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓

Discussion:

A substantial adverse effect on Biological Resources would occur if the implementation of the project would:

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
- Cause a fish or wildlife population to drop below self-sustaining levels;
- Threaten to eliminate a native plant or animal community;
- Reduce the number or restrict the range of a rare or endangered plant or animal;
- Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or

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- Interfere substantially with the movement of any resident or migratory fish or wildlife species.

a) The project may impact species identified as candidate, sensitive, or special status species by local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The project is located within the Rare Plant Mitigation Area 2 but outside of the County’s adopted Ecological Preserve or the USFWS Recovery Plan boundaries. The closest Important Biological Corridor (IBC) is about .7 miles west of the site and the closest Ecological Preserve is 3.4 miles to the south. A biological study prepared for this project identified that montane hardwood forest exists on the property, which has the potential to support one reptile and two special-status bird species that were found by the biologist during literature reviews prepared by other professionals for this area. The study also identified that there is a low to medium potential for five of the 13 special-status plant species to occur on the property and no such species were discovered during the bloom period site survey made by the biologist. Because the biologist did not find any special-status plant species on the property during his survey, the only mitigation that is required to offset development impacts is the payment of Rare Plant Mitigation Area 2 in-lieu fees available for single-family residential development.

The special-status bird species that have the potential to nest in the montane hardwood are raptors and songbirds during their respective breeding season, which typically lasts between February and August of each year. The biologist identified that no suitable habitat exists for the California horned lizard reptile species and none were found on the property during the survey of the property, and no added mitigation is required for this species. The mitigation for impacts within Rare Plant Mitigation Area 2 and for the two bird species are found in the mitigation measures 1 and 2 included at the end of this section.

- b) There is no riparian habitat found on or adjacent to this property. The project is not located within a sensitive natural community of the County, state or federal agency. Such areas are typically established within an Ecological Preserve or and Important Biological Corridor (IBC), or those that have been established or identified by the California Department of Fish and Game or U.S. Fish and Wildlife Service. There will be a less than significant impact in this category.
- c) There are no local, state or federally classified wetlands located on the property and there are no wetlands or riparian areas that are adjacent the project site that could be affected with the on or off-site improvements that are required for this project. By implementing pre- and post construction Best Management Practices (BMPs), any run-off that could result during and following construction will be contained to meet the County’s Storm Water Pollution and Prevention Program (SWPPP) and the National Pollutant Discharge Elimination Systems (NPDES) standards. Impacts within this category will remain below a level of significance with this project.
- d) This lot is a semi-rural infill property that is surrounded by existing development. The site is not located within in a biological corridor that has been mapped by the County, state or federal agencies, and there is a low likelihood that this site is used by migratory birds and/or migratory wildlife species. However, because heavy oak woodland canopy exists on the eastern portion of the property, the biologist identified that there is a chance that nesting raptors and/or songbirds could use the oak woodlands to breed, during the months of February lasting until August. The mitigation outlined above, addresses impacts and mitigates the project for such impacts in the event that any such special-status bird species are discovered during the breeding season. As a result, there is a less than significant level of impact within this category.
- e) The project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and does not conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan. This site is not located in any of the higher sensitive biological resources areas mapped by the County, state, and/or federal agencies. Because there is a likelihood of overlap between oak impacts and special-status bird species, this section provides for an

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oak woodland mitigation plan to address the replacement of oak trees in order to meet County standards and to address such impacts. The mitigation established to offset oak woodland impacts associated to special-status bird species are found in the mitigation measures 3 thru 5 noted at the end of this section.

- f) This project, as designed, does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There will be a less than significant impact in this category.

Mitigation Measures for Biological Resources [1 – 5]

MM Bio-1: *Prior to the issuance of building permits, the applicant shall pay the Rare Plant Mitigation Area 2 in-lieu fee for single-family residential development that is in effect at the time of building permit issuance. This fee can be paid at one time for all 18 units. At the applicant’s request, this fee can also be paid on a lot-by-lot basis should building permits be issued separately for each residential unit on each lot. The fee will offset impacts within this mitigation area based on adopted County policies.*

MM Bio-2: *Prior to the issuance of the first grading permit, the applicant shall provide a survey to Planning Services to be prepared by a qualified biologist should such activities be proposed during the breeding season for raptors (March through August) and songbirds (February through August 15). In the event that active nesting raptors and/or songbirds are discovered during the survey, the applicant shall establish a 200-foot non-building buffer around nesting sites, to be illustrated on the grading and/or construction plans. The buffer must be implemented on the property during such activities with temporary low-impact fencing that separate construction areas from non-building nesting areas. Should active nests be discovered during the breeding period, grading and/or construction activities shall not be allowed within the 200-foot non-building buffer, or unless a biologist provides a letter that states that all juvenile raptors and/or songbirds have fledged from the occupied nests and stating that grading and construction could begin or continue.*

MM Bio-3: *Concurrent with the submittal of the grading permits, the applicant shall submit an oak woodland replacement plan to be prepared by a qualified professional to identify all affected oak woodland canopy that would be removed and replaced. The removal of oak trees shall substantially conform with the approved oak woodland preservation plan established and approved for this project, which identifies 65 percent of the site, or 2.35-acres is comprised of oak woodland tree canopy. The project shall retain, at a minimum, 70 percent, or 1.65-acres of oak woodland tree canopy. Any oak woodland canopy plan developed for and prior to grading permit approvals, must clearly identify existing oak canopy, the removed quantity of canopy, and the replacement based on the 70 percent retention standard that applies to this project, and based on adopted County policies.*

MM Bio-4: *At a minimum, the applicant shall illustrate and replant .70 acres of oak woodland canopy impacts, or .71-acres should the maximum impacts to oak canopy occur. This maximum is allowed based on the 70 percent retention standard, in order to accommodate all on and/or off-site improvements. At no time shall more than .71 acres of oak woodland tree canopy be removed as a combined total for all on- and/or off-site impacts. Based on .70 acres of impacts established as the baseline for this project, the replacement standard for this project is 51 (15)-gallon oak saplings and 267 oak acorns. Blue oak saplings shall be planted between driveways within the front yard areas of each lot. In addition, a qualified professional shall identify and provide exact recommendations about the types of oaks acorn replacement that would occur on the project with the grading plan to be reviewed by Planning Services and prior to the approval of grading permits. Should the maximum .71-acres of oak woodland canopy be impacted, the qualified professional shall prepare a replacement plan that conforms to County policies and standards. Notes and techniques recommended by the qualified professional for proper caring and maintenance of oak sapling replacement shall be included on the grading plans to conform to County policies and standards.*

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MM Bio-5: *Prior to the issuance of the first occupancy permit, the applicant shall provide an update letter to be prepared by a qualified professional about the health and progress of the planted oak acorns and/or oak saplings for this project. A Notice of Restriction (NOR) shall also be placed on the final map that will require similar reports to be provided following one year, three years, five years, and ten years for both acorns and saplings, and a fifteen year update for planted acorns. Either the applicant and/or the newly established Homeowner’s Association (HOA) will be responsible in providing report updates. A qualified professional must prepare the reports. Any acorns and/or saplings found not to survive or show adequate progress during each reporting period shall be replaced with (1) gallon oak saplings by the applicant and/or Homeowner’s Association (HOA). A qualified professional shall provide a letter update about such replacements, to include specific care and maintenance instructions that would promote the survival of replacements.*

FINDING: This site is not located within the County’s adopted Ecological Preserve or within the USFWS Recovery Plan boundaries. Mitigation in the form of an in-lieu fee payment and mitigation established for surveys during nesting period for raptors and/or songbirds, along with the mitigation to replace affected oak woodland tree canopy, addresses potential impacts in each affected category and reduces such impacts below a level of significance for this project. There are no wetlands, riparian areas, or special-status plant species found on the property and because the project is surrounded by existing development, this project does not propose to fragment any biological habitats. Overall, there will be a less than significant impact for the ‘Biological Resources’ category.

V. CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			✓	
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?			✓	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓	
d. Disturb any human remains, including those interred outside of formal cemeteries?			✓	

Discussion:

In general, significant impacts are those that diminish the integrity, research potential, or other characteristics that make a historical or cultural resource significant or important. A substantial adverse effect on Cultural Resources would occur if the implementation of the project would:

- Disrupt, alter, or adversely affect a prehistoric or historic archaeological site or a property or historic or cultural significant to a community or ethnic or social group; or a paleontological site except as a part of a scientific study;
- Affect a landmark of cultural/historical importance;
- Conflict with established recreational, educational, religious or scientific uses of the area; or
- Conflict with adopted environmental plans and goals of the community where it is located.

a/b) A Cultural Resources Study was prepared for the project which identified that the potential to find any subsurface artifacts on this property is highly unlikely. Standard permit conditions have been added to address any accidental subsurface discoveries that may occur during grading and improvement activities.

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- c) The project site does not contain any known paleontological sites or known fossil strata or locales. A unique paleontological site would include a known area of fossil bearing rock strata and this project does not consist of these types of strata. No such resources were identified by the Cultural Resources Study.
- d) Because of the 3.62-acre size of the property and the location of the project within a largely developed area, there is a small likelihood of any accidental discoveries of human remains for projects located outside of a dedicated cemetery. During grading and improvement activities, typical procedures that address accidental subsurface discovery, including those for human remains occur outside of a dedicated cemetery, will be implemented. Mitigation is not required and impacts in this category will remain below a level of significance with this project.

FINDING: A potential to find historic, archaeological, prehistoric, as well as human remains outside of a designated cemetery are not likely on this property and with the project. Grading will be minimized to the extent practical. By including typical discovery procedures to address accidental discoveries in the project permit, this project will have a less than significant impact within the ‘Cultural Resources’ category.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			✓
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			✓
ii) Strong seismic ground shaking?			✓
iii) Seismic-related ground failure, including liquefaction?			✓
iv) Landslides?			✓
b. Result in substantial soil erosion or the loss of topsoil?			✓
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			✓
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			✓

Discussion:

A substantial adverse effect on Geologic Resources would occur if the implementation of the project would:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
 - Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
 - Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.
- a) According to the *Fault Activity Map of California and Adjacent Areas* (Jennings, 1994) and the *Peak Acceleration from Maximum Credible Earthquakes in California* (CDMG, 1992), no active faults or Earthquake Fault Zones (Special Study Zones) are located on the property. The impacts from fault ruptures, seismically induced ground shaking, or seismic ground failure or liquefaction are considered to be less than significant for this project. Any potential impact to future development in the project area will be offset because all new residential structures and structures associated to the project will be designed to comply with the *Uniform Building Code* to meet earthquake construction standards for the appropriate Seismic Safety Zone. The project is not located in an area with significant topographic variations in slope and would not be subject to liquefaction and/or mudslides. All of the factors have been considered for the items outlined in this category and such impacts are considered to be less than significant for this project.
- b) Project grading is required for the project both on and off the project site. On-site grading would be required to prepare the project for residential development and off-site grading will be necessary for road improvements, as well as installation and upgrades to infrastructure for the water line extension and connections, sewer line connections, and drainages. All grading plans and activities shall be designed to comply with the *El Dorado County Grading, Erosion, and Sediment Control Ordinance*. By implementing procedures from the ordinance, the project impacts in this category will be reduced below a level of significance for this project.
- c) The soil classifications on the project site are Boomer gravelly loam, 3 to 15 percent slopes (BhC) and Boomer very rocky loam, 3 to 30 percent slopes (BkD). BhC soil exists on the majority of the area where preparation and construction of most of the units would occur. This soil type has a medium runoff potential with a slight to moderate erosion hazard potential. The BhC soil, as well as the BkD soil, are both stable soils suitable for the type of development that is proposed with this project. BkD is typical of and suitable to support range areas and woodlands (*Soil Survey of El Dorado Area, California, 1974*). Any future grading or improvement activities must be designed to comply with the *El Dorado County Grading, Erosion, and Sediment Control Ordinance*, which will reduce potentially impacts for soil erosion or loss of topsoil for this project to a level that is less than significant.
- d) According to the *Soil Survey of El Dorado Area, California, 1974*, the area where development would occur has stable soil types that are suitable for residential development. There are no faulty lines on the property and the project is not located within a fault buffer. Any future development of the property must be designed to conform to the *County of El Dorado Grading Standards*, which will reduce the chances of impacts within this category to a level that is below a level of significance for this project.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e) This project will connect to the El Dorado Irrigation District (EID) water and sewer lines. There are no septic disposal areas proposed or allowed for this project. There would be no impacts to this category because of the availability of EID services for this project once the required EID extensions, improvements, and connections are made.

FINDING: A review of the soils and geologic conditions of the property finds that the site comprises of stable soils that are suitable for the type of development that is proposed. The topography gently slopes and is not dramatic or steep. Any and all grading will be designed to meeting *County of El Dorado Grading* standards. Any future construction of residential development would be designed to meet the *Uniform Building Code Seismic Safety Zone* construction standards that apply. There will be a less than significant impact within the ‘Geology and Soils’ category for this project.

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		✓	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✓	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		✓	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✓
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			✓
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		✓	

Discussion:

A substantial adverse effect due to Hazards or Hazardous Materials would occur if implementation of the project would:

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
 - Expose people to safety hazards as a result of former on-site mining operations.
- a) No significant amount of hazardous materials will be used for the project, including those that may be required during construction activities to prepare the site to construct single-family residential homes. Hazardous materials are not expected, and any such material that would need to be used at the project site must comply with the *El Dorado County Hazardous Waste Management Plan*. In addition, all materials that are to be used, including, but not limited to diesel powered construction equipment and other material typical of a construction project must be used under the County’s Air Quality Management District (AQMD) and Environmental Management guidelines. As such, impacts within this category will remain below a level of significance for this project.
 - b) No significant amount of hazardous materials, including those related to construction materials, will be used for the project. The project does not expect to experience any reasonably foreseeable upset and accident conditions that involve the release of hazardous materials into the environment. There will be a less than significant impact within this category.
 - c) As proposed, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There will be operation of construction equipment and the use of construction materials, none of which are classified as acutely hazardous materials. Impacts within this category will be below a level of significance.
 - d) The project site is not identified on any list compiled pursuant to California Government Code 65962.5 identifying hazardous material sites in the project vicinity. There will be no impact within this category.
 - e) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and this project is not located within not located within two miles of a public airport. There will be no impacts within this category.
 - f) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a privately owned airstrip. There will be no impacts within this category.
 - g) This project will not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan. The County’s Emergency Response Plan incorporates elements of the emergency response and evacuation procedures and includes reference to fire safety and circulation, as well as applicable contact and safety procedures linked to state and federal agencies responsible for emergency preparedness and response. The Chief Administrative Officer (CAO) is responsible for maintaining the El Dorado County Emergency Management Policy and the County Sherriff’s Office is responsible for operating the County’s Office of Emergency Service (OES) for the entire County. The main El Dorado County Sheriff’s Office is located in the El Dorado County Government Center complex in Placerville. There will be no impacts in this category.
 - h) The site is located in a semi-rural area and is surrounded by similar and existing development. As with most areas of the County, there is vegetation such as trees and foliage that exist on and adjacent to this property. The Diamond Springs-El Dorado Fire District reviewed the project and will require that, at a minimum, two fire hydrants be installed and that a Fire Safe Plan be developed for this project during the grading and/or building permit review phase. Project conditions have also been included by the Fire District and in cooperation with the El Dorado Irrigation District (EID) to ensure that adequate fire flow and water pressure is available for this project. As a result, this project poses a less than significant level chance to expose people to a significant risk of loss, injury or death involving wildland fires or wildland fires

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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adjacent to or located in an urbanized area. The impacts within this category will remain below a level of significance with this project.

FINDING: The site is not located within two mile of a public or private airport. No hazardous materials exist and/or no excessive exposures from diesel fuel and/or other emissions, as well as construction materials will result from the project because the project would need to observe the Air Quality Management District (AQMD) and Environmental Management rules during grading and construction activities. Fire hydrants, water line improvements and infrastructure, and the implementation of a Fire Safe Plan will address overall fire safety and reduces impacts associated to wildland fires for this project. Impacts within the ‘Hazards and Hazardous Materials’ category will remain below a level of significance.

VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
a. Violate any water quality standards or waste discharge requirements?			✓
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			✓
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓
e. Create or contribute run-off water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓
f. Otherwise substantially degrade water quality?			✓
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			✓
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			✓
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			✓
j. Inundation by seiche, tsunami, or mudflow?			✓

Discussion:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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A substantial adverse effect on Hydrology and Water Quality would occur if the implementation of the project would:

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
 - Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
 - Substantially interfere with groundwater recharge;
 - Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
 - Cause degradation of groundwater quality in the vicinity of the project site.
- a) Any grading and improvement plans required by the El Dorado County Department of Transportation (DOT) and/or Buildings Services shall be prepared to conform to *County of Grading and Erosion and Sediment Control Ordinance*, the *Drainage Manual*, *El Dorado Design and Improvement Standards Manual (DISM)*, as well as the *Off-Street Parking and Loading Ordinance*. All stormwater and sediment control methods required by the *Grading, Erosion and Sediment Control Ordinance* must be implemented into the design to develop proper and safe grading techniques and to implement drainage facilities for all on and off-site improvements necessary to prepare and to build single-family residential homes. The County, through the implementation of its Storm Water Prevention and Pollution Program (SWPPP), adheres to the state, as well as the federal National Pollution Discharge Elimination System (NPDES) requirements for water quality and water discharge requirements. This project shall have a less than significant level of impact in this category.
- b) There is no evidence that the project will substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. The project is required to connect to the El Dorado Irrigation District (EID) water line. There would be no draw from groundwater sources in the area with the approval of this project. The project must create a looped water system by extending the 6-inch water line in Blanchard Road 150 feet to where Blanchard Road meets Clarion Court. The El Dorado Irrigation District (EID) provided a Facilities Improvement Letter (FIL) that states there is currently an adequate, safe, and reliable water supply available and that this project can connect to the public water line. There would be a less than significant level of impact within this category.
- c) There is no evidence that the grading or any ground disturbance associated with the project will substantially alter the existing drainage pattern on- or off-site. The *Grading Erosion and Sediment Control Ordinance* identifies specific design elements that will be necessary for this project to be implemented with grading and/or improvement plan reviews. The final design of such facilities will limit the impacts to a drainage system pursuant to *Grading Erosion and Sediment Control Ordinance* Sections 15.14.440 and 15.14.590. The standards will apply to this project and impacts associated to this category will remain below a level of significance.
- d/e) Flow of runoff would not impact the drainage that exists along the eastern portion of the property. The add of 1.59 cubic feet per second of water run-off that will be generated by this development would drain into the drainage system that flows along the western portion of the site into a facility that exists near the northwest corner of the property extending underneath Panorama Drive. This drainage in this general area will be improved with a new and upgraded drainage inlet, and the existing 8-inch and 12-inch culverts located within Panorama Drive will be upgraded to 18-inch culverts in order to accommodate the additional flow. The preliminary drainage study that was prepared for this project identified that with the upgrade, the additional flow would not impact this drainage system downstream. The final drainage plan will be designed to meet the County's *Grading Erosion and Sediment Control Ordinance*. There will be a less than significant impact within these categories.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- f) The project will not result in substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area. Stormwater and sediment control measures outlined by the *Grading, Erosion and Sediment Control Ordinance* that implement the state Storm Water Pollution and Prevention Program (SWPPP) and National Pollutant Discharge Elimination Systems (NPDES) requirements through pre- and post- construction Best Management Practices (BMPs) will address these issues. Such measures shall be incorporated into any grading and improvement plans through the implementation of Best Management Practices (BMPs) and drainage facilities that will be designed to address temporary and permanent storm drainage facilities for this project. There will be a less than significant impact within this category.
- g/h) The Flood Insurance Rate Map (Panel 060040 0725C, December 4, 1986) for the project area establishes that the project site is not located within a mapped 100-year floodplain. There will be a less than significant impact in this category.
- i) The site is not located downstream from any dam and is not located in any area protected by levees. The Federal Emergency Management Administration (FEMA) maps designate this site as Flood Zone Category C which allows development of residential uses at this location and within the Category C designation. There will be a less than significant impact in this category.
- j) There is no potential for impacts from seiche or tsunamis, or from mudflow at this site.

FINDING: By designing the grading and improvement plans to meet County grading and drainage standards, including the implementation of pre- and post construction Best Management Practices into the final designs for grading and improvement, the impacts within the ‘Hydrology and Water Quality’ category will remain below a level of significance with this project.

IX. LAND USE PLANNING. <i>Would the project:</i>			
a. Physically divide an established community?			✓
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?			✓

Discussion:

A substantial adverse effect on Land Use would occur if the implementation of the project would:

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
- Result in conversion of undeveloped open space to more intensive land uses;
- Result in a use substantially incompatible with the existing surrounding land uses; or
- Conflict with adopted environmental plans, policies, and goals of the community.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a) The project will not create any physical divisions of an established community. The project will enhance the community by constructing a planned development that transitions from larger lot single-family residential development on the east and south to commercial development on the north along Mother Lode Drive. The entire neighborhood will benefit from this project because of the significant improvements for roads and infrastructure that would be made with this project. The residential units will integrate well with the existing topography of the site by providing buildings that step with the natural contours in order to minimize grading. Overall, this project will contribute to the success of the neighborhood by providing appropriate development complimenting the neighborhood with proper site design. There will be a less than significant impact within this category.
- b) As proposed, the project is consistent with specific, fundamental, and mandatory land use goals, objectives, and policies of the adopted 2004 El Dorado County General Plan. The project proposes a planned development concept in order to minimize impacts to the natural resources that exist on and near the property by providing cluster development and a superior design concept that fits well on the property and within the area. The site is zone One-Family Residential (R1) comprising of a High Density Residential (HDR) General Plan land use designation, both of which allow for the total 18 units that are proposed for the 3.62-acre lot. With the rezone to R1-PD and planned development application, the project can requests deviations from the development standards of the underlying zone, including but not limited to setbacks, lot dimensions, lot coverage, parking requirements, and building height. With exception to building height, this project requests deviations from all other standards in order to accomplish the goals established by the General Plan and Zoning Ordinance for a well designed planned development, which concurrently required the correct density, 30 percent common area open space, and suitable architectural design. The inclusion of one of the units to be designated as an affordable unit for moderate income households helps support the requested deviations. As prepared, this project fits well within framework of the adopted General Plan and under the planned development design concept prepared concurrent with Zoning Ordinance standards. There will be a less than significant impact within this category.
- c) As discussed in the ‘Biological Resources’ category in Section IV of this study, this project will have a less than significant impact based on the mitigation that has been established. As a result, there will be a less than significant impact within this category because the project would not conflict with any applicable habitat conservation plan or natural community conservation plans that exist and/or apply to this project.

FINDING: For the ‘Land Use Planning’ category, a less than significant impact is proposed by this project based on the mitigation measures outlined in the ‘Biological Resources’ category IV and based on proper project design. This project meets El Dorado County’s policies for development of a planned single-family development that clusters units in order to protect sensitive site resources such as oak trees. The project provides a superior site design and promotes architectural interest that is appropriate with the planned development concept and within the neighborhood. This 18 unit single-family residential development designates one unit as affordable for moderate income households and the project as a whole fits well within the framework of the existing community and is consistent with the goals of the policies that are established for this project and property.

X. MINERAL RESOURCES. <i>Would the project:</i>			
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			✓
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			✓

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Discussion:

A substantial adverse effect on Mineral Resources would occur if the implementation of the project would:

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
- a) The project site is not located within a Mineral Resource Zone (MRZ) as mapped by the State of California Division of Mines and Geology and is not classified or affected by any Mineral Resource overlays of the El Dorado County General Plan.
- b) The western portion of El Dorado County is divided into four, 15 minute quadrangles (Folsom, Placerville, Georgetown, and Auburn) mapped by the State of California Division of Mines and Geology showing the location of Mineral and Resource Zones (MRZ). Those areas which are designated MRZ-2 contain discovered mineral deposits that have been measured or indicate reserves that have been identified and calculated. Land in this category is considered to contain mineral resources of known economic importance to the County and/or State. Review of the mapped areas of the County indicates that this site does not contain any mineral resources of known local or statewide economic value.

FINDING: No impacts to any known mineral resources or deposits will result with approval of this project. The project is found to have no impacts in the ‘Mineral Resources category.

XI. NOISE. Would the project result in:			
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?			✓
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			✓

Discussion:

A substantial adverse effect due to Noise would occur if the implementation of the project would:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
 - Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
 - Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.
- a) The project would expose people in back yard areas on Lots 10 thru 17 to noise levels above those allowed by the adopted General Plan and above County noise standards. The noise exposure to Mother Lode Drive, which is located about 200 feet north of this property, is projected to increase over the years. A noise study provided for the project identified that by 2025, the outdoor noise levels in the rear yard areas would be 61 decibels (dB), which is above the 60 dB allowed at residential property lines by County policy. In order to attenuate the noise at the property line, a mitigation measure has been added at the end of this category requiring the installation of a 6-foot tall sound wall at the property line of Lots 10 thru 17 to attenuate the noise below the 60 dB limit established by the General Plan. Although not included as specific mitigation and as a part of the building permit review phase, future residential structures that will be built at this location must also be designed to meet the noise standards established by Table 6-1 and Table 6-2 of the General Plan. With the implementation of the mitigation and the standards established during the building permit review phase, the project will have a less than significant impact in this category.
- b/d) The project is located about 200 feet south of Mother Lode. Any noise generated by vehicles that would travel on Mother Lode Drive would be attenuated by the 6-foot tall solid noise wall that will be installed as a condition of the project, along Lots 10 thru 17. In addition, these homes would be at a higher elevation than any of the adjacent roads and there are wood fences proposed on most of the rear yard areas of each property that would further attenuate outside noise in backyard areas. Residents on this site or in close proximity to this site will not be subjected to long-term excessive ground borne noise or ground borne vibration as a result of this project. Any noise created during grading and improvement activities will be temporary. As with all grading and improvement activities, construction is typically limited to 7 am to 5 pm weekdays, and 8 am and 5 pm on Saturdays. Construction will be prohibited on Sundays and holidays for this project. Future residential structures that will be built on this property must be designed to meet the noise standards established by Table 6-1 and Table 6-2 of the General Plan though the building permit review process. As a result, there will be a less than significant level of impact within these categories.
- c) This project would not contribute to a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Residential development is not a typical noise generating activity. The impacts within this category will be less than significant with this project.
- e) This project is not located adjacent to or in the vicinity of a public airport. Residential development on this property will not be subject to excessive noise from any such facility. There will be no impacts within this category.
- f) The project is not located adjacent to or in the vicinity of a private airstrip and will not experience noise from a private airport. There will be no impacts within this category.

Mitigation Measures for Noise [1]

MM Noise-1: *Prior to the approval of grading permits, the applicant shall illustrate a 6-foot tall solid masonry block wall (or similar) at the rear property line for Lots 10 thru 17 on the grading plans and shall construct those walls prior to County issuance of final occupancy permits for any residence on Lots 1 thru 18. The location of the block wall shall conform to the Site Plan prepared for the noise study and the design shall substantially conform to a Basalite, Proto II*

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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type D345 Split Face color wall with optional crown, as shown on the ‘Sound Barrier Rear Fence: Lots 1 thru 17 Only’ exhibit.

FINDING: For the ‘Noise’ category, the project is not located within 2 miles of a public or private airport and will not be exposed to such noise sources. Noise from construction activities will be limited to certain hours and days of the week. Residential development must be designed and construction standards shall be implemented during the building permit review phase in order to attenuate exterior and interior noise levels to meet County standards. By installing a noise wall as mitigation measure developed for noise related impacts because of 2025 noise projections on Mother Lode Drive, impacts within the noise category will be minimized. As a result, there will be a less than significant level of impact in the ‘Noise’ category for this project.

XII. POPULATION AND HOUSING. <i>Would the project:</i>			
a. Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?			✓
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			✓
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			✓

Discussion:

A substantial adverse effect on Population and Housing would occur if the implementation of the project would:

- Create substantial growth or concentration in population;
- Create a more substantial imbalance in the County’s current jobs to housing ratio; or
- Conflict with adopted goals and policies set forth in applicable planning documents.

a) This project is typical of a semi-rural infill project because all of the surrounding properties have already been developed. Infrastructure such as roads surround this property. There is also existing public water and sewer lines in the adjacent road easements. The roads in the area will be improved and infrastructure shall be upgraded, designed, and/or installed in order to support this project. The addition of 18 units will have a minor growth inducing impact overall. With the required improvements and the fees that will be assessed for traffic, park, schools, and related public facilities during the grading and/or building permit review phase, this project will have a less than significant impact in this category.

b) There will be no displacement of housing stock with this project and one of the 18 units will be designated as a moderately affordable unit that will be sold only to qualifying moderate income households for a period of 20 years. In general, this project proposes to add housing opportunities by providing smaller 18 single-family residential units below 2,000 square feet in size. The project proposes to develop and cluster homes on a 3.62 acre lot in order to take advantage of the property’s location and proximity to road circulation that exists adjacent this project and that which feeds to Mother Lode Drive. There will be a less than significant level of impact in this category.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c) The site is a vacant semi-rural infill parcel that will be developed with single-family residential units clustered in order to protect sensitive site resources. There will be no displacement of people with the approval of this project. By approving this project, there is no need to create replacement housing elsewhere because this project will provide additional for-sale units below 2,000 square feet in size within the community.

FINDING: The project will not displace any individuals and will not remove existing housing. The project proposes to add a housing development that is well suited for the area, while providing housing plan types that are well suited for families that are searching for homes that are at or slightly above the moderate income brackets for households and provides modern architectural elements of Craftsman, Country, or Tuscan themes for homes located on privately owned lots. The project will have a less than significant increase in population by either directly or indirectly inducing a growth in population because the site is a semi-rural infill site that is surrounded by development. The project is south of Mother Lode Drive and the improvements that will be required for the roads will provide a more direct and safer road connection to Mother Lode Drive and the surrounding the development further south of this project site. With the required improvements and the payment of project related impact fees to offset the burden that would be placed on public facilities and services, this project will have a less than significant level of impact with the 'Population and Housing' section.

XIII. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a. Fire protection?			✓	
b. Police protection?			✓	
c. Schools?			✓	
d. Parks?			✓	
e. Other government services?			✓	

Discussion:

A substantial adverse effect on Public Services would occur if the implementation of the project would:

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department's/District's goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff's Department goal of one sworn officer per 1,000 residents;
- Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
- Place a demand for library services in excess of available resources;
- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Be inconsistent with County adopted goals, objectives or policies.

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- a) **Fire Protection:** The Diamond Springs-El Dorado Fire Protection District operates five fire stations and covers 95 square miles protecting a population of about 32,000 nighttime residents. The district employs 21 full-time and 26-volunteer firefighters which serve a variety of rural and higher density housing, public/private schools, businesses, senior housing, mobile home parks, and convalescent hospitals. The district has agreements with some of the regional fire districts, as well as the California Department of Forestry and the US Forest Service to provide additional fire protection service when necessary. Development of the project would result in a minor increase in the demand for fire protection services. The project will add two fire hydrants in the area and will extend the El Dorado Irrigation (EID) water line in Blanchard Road to create a looped system that will provide the pressure necessary for fire suppression apparatus. In addition, the implementation of a Fire Safe Plan to address vegetation and abatement adjacent single-family structures to be reviewed and implemented during the building permit review phase will ensure that impacts in this category will remain below a level that is significant for this project.
- b) **Police Protection:** The project site will be served by the El Dorado County Sheriff’s Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff’s Department service standard is an 8-minute response to 80% of the population within Community Regions. No specific minimum level of service or response time was established for Rural Centers and Rural Regions. The Sheriff’s Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. Providing 18 single-family semi-rural lots to be developed with single-family detached structures, will not significantly impact current police response times that are available for the service area.
- c) **Schools:** The El Dorado Union High School District provides public high school services and the Mother Lode Union School District provides two elementary and one middle school for residents. This project was sent to the affected school district for review and comment. In order to offset the impacts associated to expected increase in school enrollment as a result of this project, school impact fees will be assessed and collected during the building permit review phase for any future single-family residential units developed on this property. There will be a less than significant level of impact in this category.
- d) **Parks:** The project will add an incremental number of housing units and may create a slight increase in the population in the County, as a result. The additional units, however, would not trigger a significant impact that would require the project to develop new park facilities. Section 16.12.090 of County Code establishes the method and procedures to account the acquisition and development of parklands with discretionary subdivisions of land. This section outlines the in-lieu fee options available for residential projects of this size. For this project, a condition of approval is added to the project permit that will require the payment of park acquisition fees prior to final map recording. Park impact fees will also be assessed during the building permit review phase to offset general park facility impacts. As such, impacts within this category will remain below a level of significance with this project.
- e) Other local services such as libraries will experience minor impacts. The impacts are expected to be incremental and will be less than significant for the category.

FINDING: Adequate public services are available to serve the project and payment of impact fees, to include park acquisition fees, will help offset any impacts either direct or indirect that will result with the approval of this project. For the ‘Public Services’ category, the project proposes a less than significant level of impact.

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XIV. RECREATION.			
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓

Discussion:

A substantial adverse effect on Recreational Resources would occur if the implementation of the project would:

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
 - Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.
- a) The project is being developed as a planned development that clusters residential lots on the western portion of the property to protect the oak woodlands and open space on the northern and eastern portions of the site. As a result, and as required by the General Plan policy for planned developments, 30 percent common area open space shall be preserved in a passive park-like setting where no improvements would be made. A tot lot is also proposed for the project to provide a recreation feature for children that will live in this development. In addition to these features, the County has a number of neighborhood and/or regional parks that are easily accessible and available to the residents of this project. For this project, park acquisition and park impact fees will be assessed that will provide a fair share contribution towards developing additional public parks throughout the County. Such fees shall be collected by the County during the building permit and/or final map recording phase of the project. Such fees are required and set by the policies of the General Plan and/or the County’s Park Master Plan, which identifies Capital Improvement Programs (CIP) to be developed by General Services with direction provided by the Chief Administrative Officer (CAO). Overall, there will be a less than significant level of impact in this category because of the design and the fees that would be assessed to offset such impacts.
- b) The project proposes 30 percent common area open space that will be maintained in a passive park-like setting. There is also a tot lot proposed which will be used by the children that live in this development. There would be no other construction of or expansion of recreational facilities proposed with this project. As a result, there will be a less than significant level of impact in this category.

FINDING: A less than significant impact to recreation facilities and/or open space will result with the approval of this project because the project provides 30 percent common area open space preserved in a passive park-like setting, as well as a tot lot for children living in this development. Park acquisition and impacts fees will be assessed with the processing of this project. For the ‘Recreation’ category, this 18 unit single-family planned development will have a less than significant impact.

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XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			✓
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			✓
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			✓
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓
e. Result in inadequate emergency access?			✓
f. Result in inadequate parking capacity?		✓	
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓

Discussion:

A substantial adverse effect on traffic would occur if the implementation of the project would:

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
- Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
- Result in, or worsen, Level of Service “F” traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.

a) The County’s Department of Transportation (DOT) received and approved a traffic study prepared by Kimley-Horn dated April 25, 2007 for this project. The study identified that this project would generate 215 daily trips, including 22 AM peak-hour trips and 23 PM peak-hour trips. The trip generation figures were consistent with the General Plan land use designation for the site as compared with the General Plan EIR. Although the study identified that the additional trips would worsen the Missouri Flat Road and Highway 50 road intersection, including the westbound ramps during AM and PM peak-hours and the eastbound ramps during the PM peak-hour, the results of the study were in line with the County’s Capital Improvements Program (CIP) for improvements. The improvements currently underway for Missouri Flat Road and Highway 50 interchanges are based on General Plan EIR goals, that allow and account for all existing and anticipated development scheduled for the area through 2012.

The traffic study also identified that traffic services levels at the intersection of Mother Lode Drive and El Dorado Road would be worsened with this project, but only during the PM peak-hour. Because the County has also programmed a CIP project to signalize this intersection in the near future, such impacts will be offset for this project and based on the

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standards and goals established by the General Plan EIR for existing and anticipated development in this area. As with all projects, this project will be required to pay Traffic Impacts Mitigation (TIM) fees during the building permit review phase to help fund CIP project for the County. Combined, the CIP projects for Missouri Flat Road and Highway 50 interchange, the installation of a signal at the Mother Lode Drive and El Dorado Road intersection, and the payment of TIM, there will be a less than significant level of impact within this category with this project.

- b) The County’s Department of Transportation reviewed the traffic study. They identified that the County CIP programs scheduled to improve the Missouri Flat at Highway 50 interchange and install a traffic signal at Mother Lode Drive and El Dorado Road will improve the level of service (LOS) in these areas to meet the goals established for the General Plan and based on the General Plan EIR. The CIP programs will allow projects with appropriate densities identified by the General Plan and existing land use designations to proceed until 2012, at which time additional assessments may be required to address traffic and transportation related impacts throughout the County. The existing level of service (LOS) for Mother Lode Drive and the Highway 50 interchange currently range between LOS A and F. With the CIP improvements, the 2012 projections outlined with the General Plan EIR for existing and anticipated projects, would be allowed because service levels would be improved to meet LOS A through D at this interchange. Although the traffic study identified that the LOS for the intersection of Mother Lode Drive and El Dorado Road would not improve with the installation of a traffic signal, the signalized intersection will provide improved traffic safety for those that live and/or travel in the area. This would be an improvement to that which currently exists and an improvement that will enhance the circulation element in this area in order to meet the goals established by the General Plan EIR. As a result, the impacts within this category will remain below a level of significant with this project.
- c) The project will not result in a major change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity. There will be no impacts in this category.
- d) The area is developed with residential development on the east, west, and south of this property. There is commercial land use designations and a church on the parcels north of this property and adjacent Mother Lode Drive. Road improvements that will be required for this project include the off-site road widening to meet the *County’s Design and Improvements Standards Manual (DISM)* for on both Blanchard Road and Panorama Drive. There will also be on-site road improvements to include appropriate road widths and a cul-de-sac to accommodate vehicular access, and emergency vehicle access and circulation. There will also be on-site sidewalks. On-site street parking will be made available on one side of the on-site road easement. A Homeowner’s Association (HOA) will be created to maintain the on-site road easement and common areas. As part of the off-site road improvement, the intersection at Panorama Drive and Blanchard Road will be modified to meet County design standards. Overall, the project will improve roads to enhance traffic circulation, safety, and accessibility. By doing so, there will be improvements that would reduce the effects of any potential traffic and transportation hazards in this category to a level that is less than significant.
- e) The project will not result in inadequate emergency access and the roads and access have been and will be designed to provide emergency access to meet County design standards. The site is in close proximity to Mother Lode Drive, and the improvement to Panorama Drive and Blanchard Road will enhance accessibility of emergency vehicles to this site, as well as to the surrounding neighborhood. The on-site road and cul-de-sac will be designed to meet the minimum fire safe standards and will allow emergency vehicle unencumbered access into this planned development. Additional fire hydrants will be installed and the water line will be connected to create a looped system within Blanchard Road that will supply the appropriate water pressure to meet fire safety standards. All roads, fire suppression apparatus and infrastructure shall be designed to meet the County *Design and Improvements Standards Manual (DISM)*, Fire Safe, and El Dorado Irrigation District (EID) standards. A Fire Safe Plan will also be required for this project during the building permit review phase. That plan will implement brush and vegetation hazard safety zones and will require clearings to add to the level of fire safety that will exist for this development. The Homeowner’s Association (HOA) will be required

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to maintain such Fire Safe Plan safety areas. For this category, impacts will remain below a level of significance with this project.

- f) With the zone change to R1-PD, the planned development concept can request a reduction in the number of off-street parking spaces. This project proposes to provide less than the minimum required off-street garage parking spaces of two spaces by providing one off-street permanent garage parking space for each unit. There would also be, at a minimum, 18 feet of driveway space available for each unit, which would allow one additional temporary parking space for each unit on the driveway of each residence. The on-site road easement is designed to allow on-street parking on one side of the road easement. This would allow a limited number of temporary on-site road easement parking spaces to be made available to visitors to this development. Because parking impacts may result, mitigation is required to reduce the level of impacts in the parking category below a level of significance. The mitigation established to offset such impacts is found in the mitigation measure 1 noted at the end of this section.
- g) The proposed project does not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation. There will be no impacts in this category.

Mitigation Measures for Transportation/Traffic [1]

MM Traffic-1: *The project will require that a Homeowner’s Association (HOA) be legally established for this planned development. The Homeowner’s Association (HOA) will be required to develop Conditions, Covenants and Restrictions (CCRs) that would include a parking plan for this development to address parking within and adjacent to this property, on Blanchard Road, Panorama Drive, on-site road easement, and on private owned property. For parking, the Conditions, Covenants and Restrictions (CCRs) will include the following provisions:*

- a) *All units shall be limited to a maximum of three bedrooms at all times.*
- b) *All garages shall be kept free and clear at all times in order to allow for parking of the primary vehicle owned by the owner and/or occupant of the premises.*
- c) *Garages shall not be used for the sole purpose of storage of household and/or related items and shall not be converted to living or habitable area, at any time.*
- d) *Private driveways shall only be used as temporary car parking for visitors to the planned development and shall not be occupied by any vehicle for periods in excess of 72 hours at any one time;*
- e) *Parking on the on-site road easement shall be used as temporary car parking for visitors to the planned development and shall not be occupied by any vehicle for periods in excess of 72 hours at any one time;*
- f) *Recreational vehicles, boats, and/or large equipment shall not be allowed to permanently park on private lots, road easement, driveways, and/or within garages within this planned development and shall only be allowed to park for a maximum of 2 hours at any one time on the road easement or driveways; and*
- g) *Residents of this planned development cannot use any portion of Blanchard Road or Panorama Drive to store or park recreational vehicles, boats, and/or large equipment, on either a temporary or permanent basis. Such items must be stored at a pay for storage facility and/or outside of a one mile radius of this planned development.*

FINDING: The traffic study prepared for this project identifies certain impacts associated to this project. Because the County has implemented CIP programs for the affected Missouri Flat Road and Highway 50 interchange, as well as the installation of a signalized intersection at the Mother Lode Drive and El Dorado Road intersection improvements to the traffic conditions will result. Such improvements allow for and accommodate this development based on the General Plan EIR 2012 forecast for existing and anticipated development as outlined by existing land uses established by the General Plan. Overall, the improvements for the on- and off-site roads would enhance road circulation in this neighborhood and will improve emergency access adjacent to and onto this property. By implementing specific mitigation that would require garage parking to be available for the primary resident of the unit and to include specific terms for parking in the Homeowner’s Association (HOA) Conditions, Covenants, and Restrictions (CCRs) for this development, the availability of parking will be

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effectively managed for this project. The Homeowner’s Association (HOA) will be responsible in maintaining all on-site road easements and common areas. As a result, there will be a less than significant impact with the ‘Traffic and Transportation’ category for this project.

XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			✓	

Discussion:

A substantial adverse effect on Utilities and Service Systems would occur if the implementation of the project would:

- Breach published national, state, or local standards relating to solid waste or litter control;
 - Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
 - Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
 - Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.
- a) The preliminary drainage study prepared for this project identifies that this project would have a minor discharge of water runoff of 1.59 cubic feet per second (cfs). The study did not identify any downstream effects based on these results. By implementing pre- and post-construction Best Management Practices (BMPs) and making improvements in

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the form of a drain inlet and upgrading the 8-inch and 12-inch corrugated metal pipe (CMP) to an 18 inch CMP within Panorama Drive, there will be a less than significant impact within this category.

- b) No new water or wastewater treatment plants are proposed or are required because of the project. A looped connection for the 6-inch water lines that exist in Blanchard Road to be connected to the Blanchard at Clarion line will provide the water and necessary fire pressure to this development. This development and each of the 18 lots shall connect to this water line. There is adequate sewer capacity in the 6-inch sewer line located in Panorama Drive and Blanchard Road. All of the improvements necessary to connect the water line, to create the looped EID water connection, and those that are necessary to connect the project to the sewer system have been accounted for in the environmental review of this project. Such effects are assessed based on sensitive biological resource, including impacts to oak woodland tree canopy. With the implementation of the mitigation outlined in the 'Biological Resource' section IV, this project will have a less than significant impact within this category.
- c) On-site storm water drainage facilities will be installed and maintained on and adjacent this property in order to control, reduce, and/or eliminate run-off from this development. All storm water drainage facilities shall be designed to meet the *County of El Dorado Drainage Manual* standards and will be installed to reduce discharge levels to County, state, and federal standards. There will be a less than significant level of impact in this category.
- d) El Dorado Irrigation District (EID) identified that there are 2434 equivalent dwelling units (EDUs) of water available in the Western/Eastern Water Supply Region. This project proposes to draw 18 equivalent dwelling units (EDUs) from what is available. The 6-inch water line in Blanchard road will be extended to and connected with the 6-inch water line that is located about 150 feet north of Blanchard Road at Clarion Court. The fire flow will provide the minimum 1000 gallons per minute for a period of two hours at 20 pounds per square inch (psi) to meet fire flow requirements for residential structures that are below 3,600 square feet in size. This looped connection will be able to provide the necessary water pressure for the fire suppression system and hydrants that will be installed for this development. This project would draw potable water from that looped water line, as well. All related improvements, impacts, and mitigation have been considered within the Biological Resources Category IV in this study. There will be a less than significant level of impact with this project.
- e) The El Dorado Irrigation District has identified available capacity for wastewater disposal and treatment. The applicant will be required to connect to the existing 6-inch sewer line located within Panorama Drive and Blanchard Road.
- f) In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period. This facility has more than sufficient capacity to serve the County for the next 30 years.
- g) County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the proposed lots will be handled through the local waste management contractor. Adequate space is available at the site for solid waste collection and storage of trash, recycling and related refuse containers. All such containers shall be located within the garage area or within the fenced backyard area of each unit, which shall be clarified and required by the Homeowners Association (HOA) within their Conditions, Covenants, and Restrictions (CCRs).

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FINDING: A less than significant impact will occur ‘Utilities and Service Systems’ category with the approval of this project. Adequate water and wastewater connections to the public system are available. There is a safe and reliable water source available for each unit, and the looped water system will provide the adequate water pressure for the fire suppression system.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:			
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			✓
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓

Discussion:

- a) Without mitigation, there is a potential that this project will degrade the quality of the environment by impacting biological resources such as oak woodland habitat that may support raptors and/or songbirds nesting within the breeding season. This also accounts for the impacts that would be require for improvements on and off- the project site, to include improvements that are necessary for road, drainage, water and sewer connections. Based on the mitigation outlined for this project, there is protection of raptors and/or songbirds during their breeding season, as well as replacement of affected oak woodland canopy and potential habitat for such species with the tree canopy. Refer to Biological Resources Category IV for specific mitigation. Other environmental elements referenced within this section will not be affected and the impacts within this category will remain below a level of significance, as a result.
- b) Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as “two or more individual effects, which when considered together, are considerable or which compound or increase other environmental impacts.” Based on the analysis in this environmental review, it has been determined that other projects in the area may have a cumulative effect. In particular, the overall effects of the project, as it relates to biological impacts, oak woodland impacts, road and related project improvements, as well as specific impacts associated to transportation and specifically parking are addressed within each of the categories that are affected. Refer to the ‘Biological Resources’ category IV and the ‘Traffic and Transportation’ category XV for specific mitigation that will reduce the cumulative effects of the project in each category and for the project in its entirety to a level that is below a level of significance within the Mandatory Findings of Significance Category XVII.
- c) Based upon the discussion contained in this document, it has been determined that the project will not have any environmental effects which cause substantial adverse effects on human beings, either directly or indirectly. Impacts in this category will be less than significant.

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SUPPORTING INFORMATION SOURCE LIST

The following documents are available at El Dorado County Development Services Department, Planning Services in Placerville:

2004 El Dorado County General Plan A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief. Adopted July 19, 2004.

El Dorado County General Plan Draft Environmental Impact Report
Volume I - Comments on Draft Environmental Impact Report
Volume II - Response to Comment on DEIR
Volume III - Comments on Supplement to DEIR
Volume IV - Responses to Comments on Supplement to DEIR
Volume V - Appendices

El Dorado County General Plan - Volume I - Goals, Objectives, and Policies

El Dorado County General Plan - Volume II - Background Information

Findings of Fact of the El Dorado County Board of Supervisors for the General Plan

El Dorado County Zoning Ordinance (Title 17 - County Code)

County of El Dorado Drainage Manual (Resolution No. 67-97, Adopted March 14, 1995)

County of El Dorado Grading, Erosion and Sediment Control Ordinance (Ordinance No. 3883, amended Ordinance Nos. 4061, 4167, 4170)

El Dorado County Design and Improvement Standards

El Dorado County Subdivision Ordinances (Title 16 - County Code)

Soil Survey of El Dorado Area, California

California Environmental Quality Act (CEQA) Statutes (Public Resources Code Section 21000, et seq.)

Title 14, California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (Section 15000, et seq.)

Land Capability Report for Panorama Subdivision prepared by Civtel, Inc. May 1, 2007.

Preliminary Drainage Study for Panorama View LLC prepared by Civtel, Inc. May 2007.

Environmental Noise Assessment for Panorama View Subdivision prepared by Bollard Acoustical Consultants, Inc. March 8, 2006

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Letter addendum to the Environmental Noise Assessment for Panorama View Subdivision prepared by Bollard Acoustical Consultants, Inc. August 15, 2007

Air Quality Analysis for Panorama View, LLC Residential Development (APN 329-162-69) proposed for El Dorado County, CA prepared by Jones & Stokes. May 2, 2006.

Cultural Resources Study of APN 329-162-29 South Mother Lode Drive, El Dorado California prepared by Human Resources Associates. April 2006.

Biological Assessment for Panorama View LLC (APN 329-162-69) prepared by Synthesis Environmental Planning. May 2007.

Tree Canopy Preservation Plan for Panorama View LLC prepared by Tucker Tree Consulting. May 7, 2007.

Addendum to Tree Canopy Preservation Plan for Panorama View LLC prepared by Tucker Tree Consulting. May 21, 2007.

Addendum to Tree Canopy Preservation Plan for Panorama View LLC prepared by Tucker Tree Consulting. June 19, 2007.

Traffic Impact Analysis prepared for Panorama View Placerville, CA by Kimley-Horn and Associates, Inc. April 25, 2007.

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